

180 Acres +/- in Jackson County, Al
Highway 117
Bass, AL 35772

\$899,000
180± Acres
Jackson County



**180 Acres +/- in Jackson County, Al
Bass, AL / Jackson County**

SUMMARY

Address

Highway 117

City, State Zip

Bass, AL 35772

County

Jackson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.867684 / -85.837309

Acreage

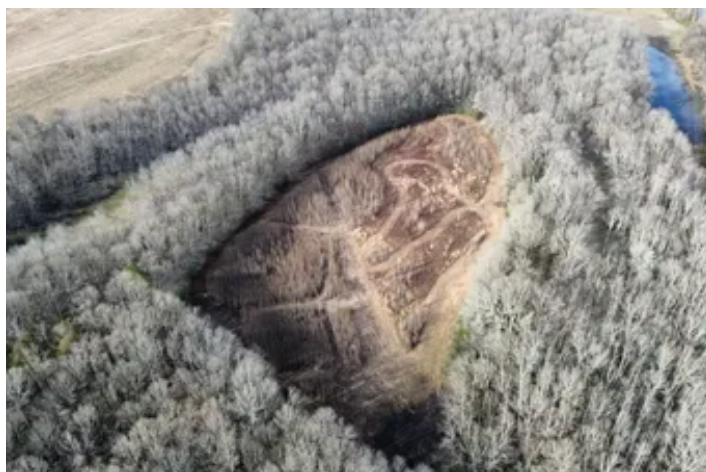
180

Price

\$899,000

Property Website

<https://farmandforestbrokers.com/property/180-acres-in-jackson-county-al-jackson-alabama/75968/>



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Bass, AL / Jackson County**

PROPERTY DESCRIPTION

180+/- Acres | Premier Hunting and Recreational Land in Jackson County, AL

Located in the heart of Jackson County's Bass Community, this 180+/- acre property is a premier hunting and investment opportunity. With 3/4 mile of Crow Creek frontage, controlled levees for waterfowl impoundments, and bottomland hardwoods, this land is a rare find for serious sportsmen, outdoor enthusiasts and investors alike.

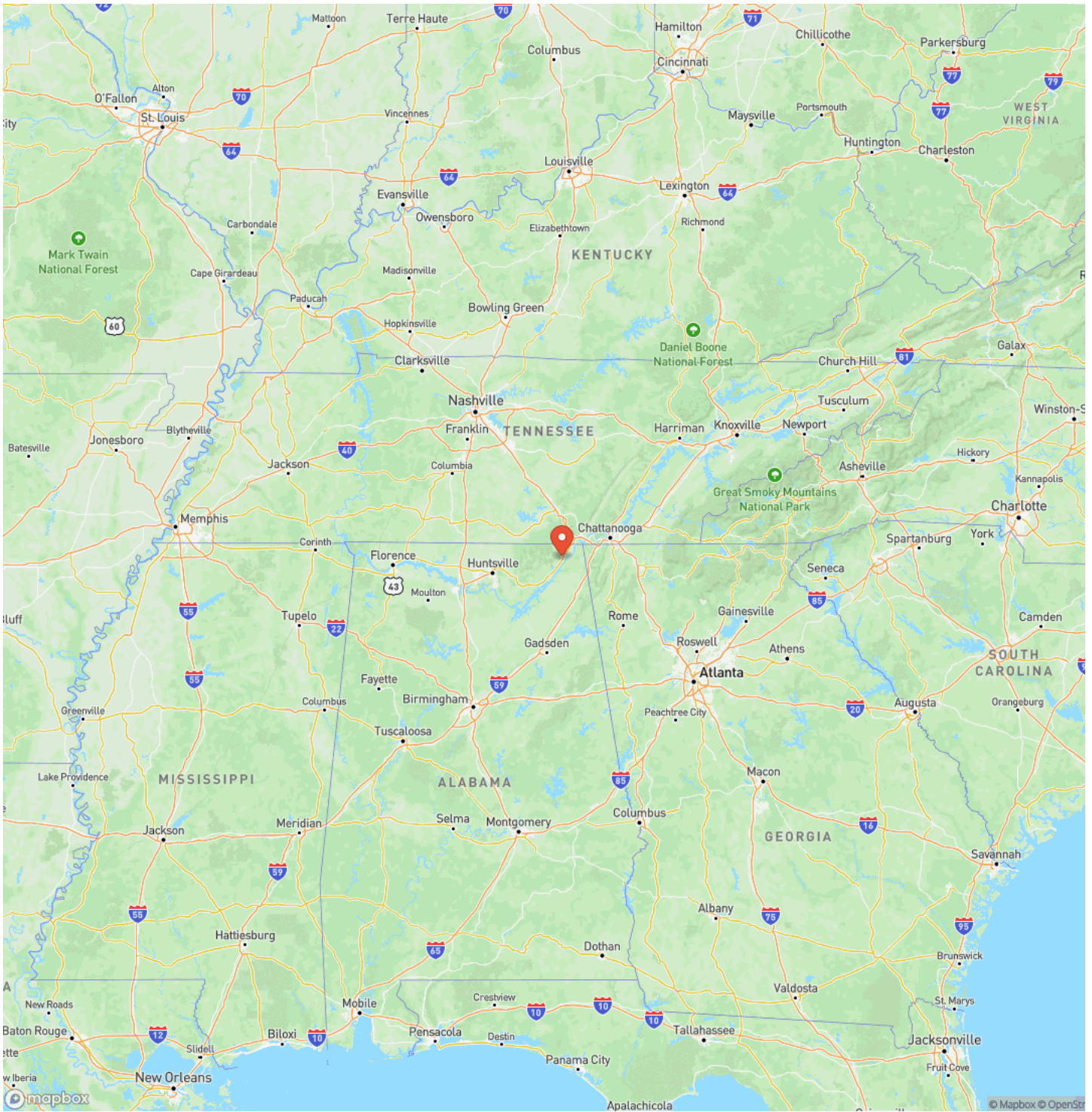
Property Features:

180+/- Acres of diverse and highly productive land
3/4 Mile Frontage on Crow Creek, providing excellent water access and wildlife habitat
Controlled Levees to manage waterfowl impoundments – ideal for duck hunting
Bottomland Hardwood Timber, offering prime habitat for whitetail deer, turkey, and waterfowl
30 Acres on the West Side of HWY 117, with the balance of 150 Acres land on the east side
Row Crop Income – Additional investment potential with agricultural revenue
Power & Fiber Internet Available, making it ideal for a hunting retreat or future development
Highway 117 Road Frontage, ensuring easy access and convenience

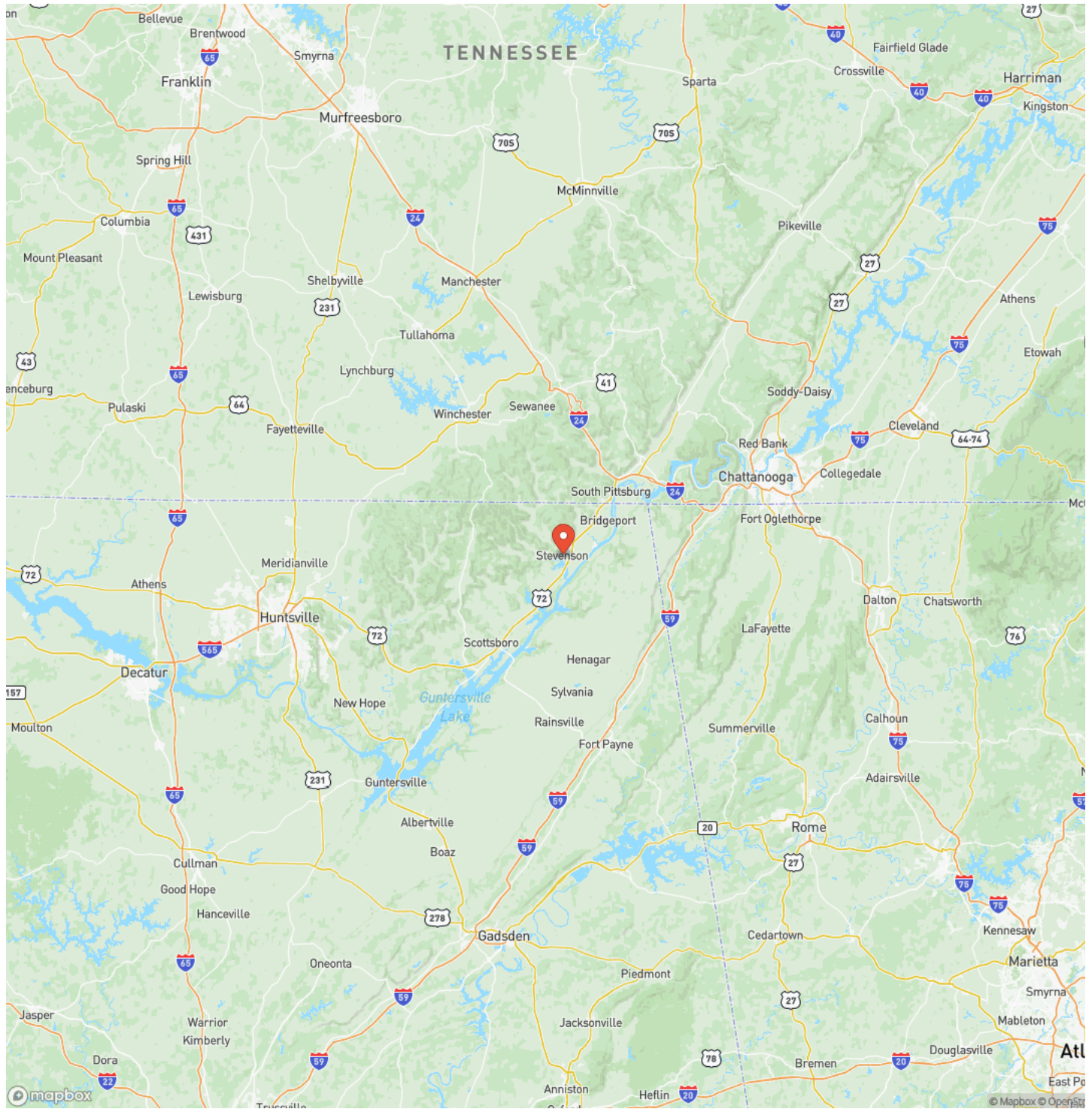
A True Sportsman's Paradise

This property offers everything a hunter could want—from managed waterfowl habitat to hardwood bottoms teeming with deer and turkey. With the added benefit of row crop income and timber investment potential, it's not just a great hunting property, also Canoeing and Kayaking available on Crow Creek.

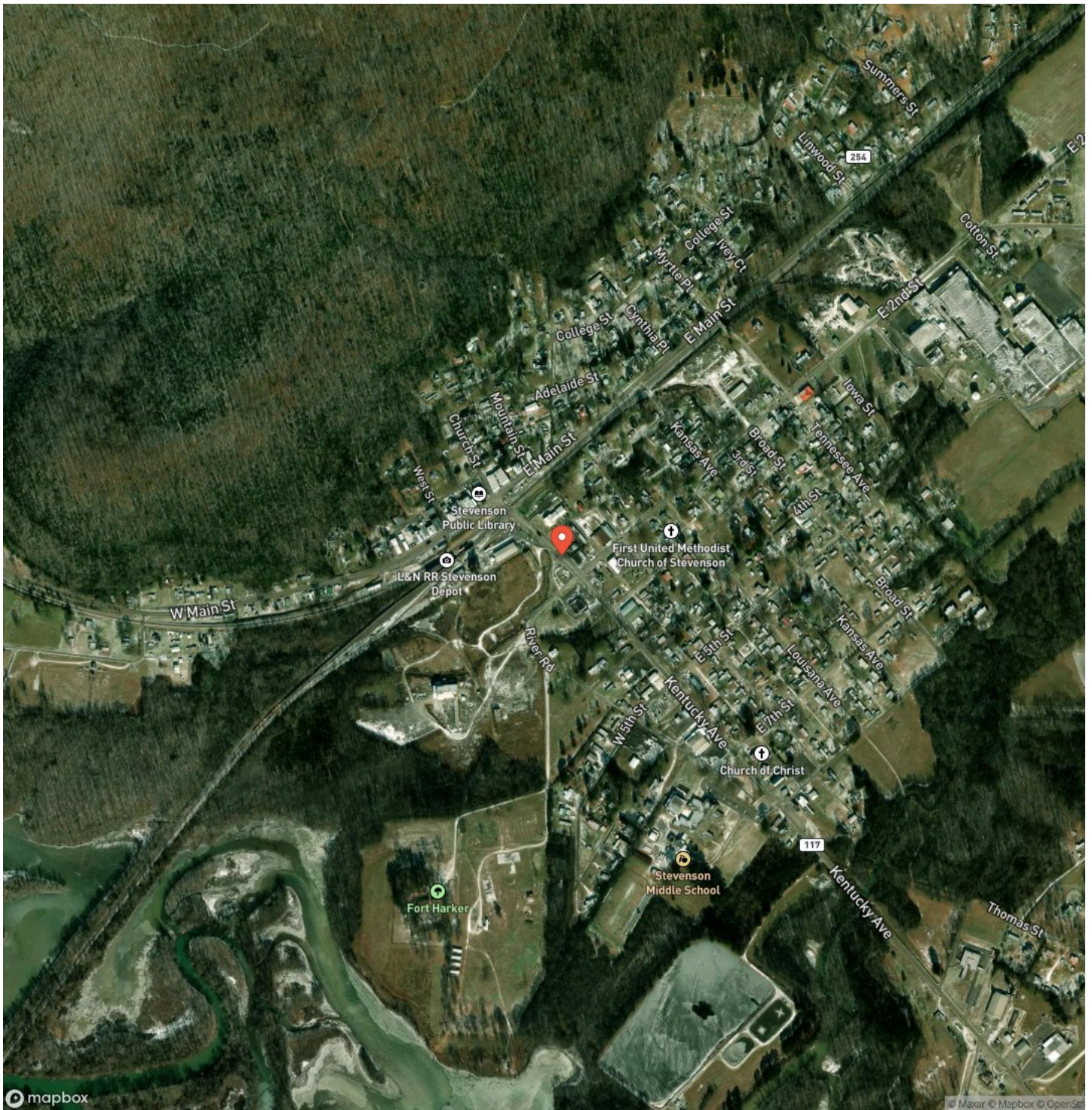
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed.

Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/
